



Flat 7, 2-3 Stokes Lane, Plymouth

In Excess of £100,000



Flat 7

2-3 Stokes Lane, Plymouth

one bedroom apartment with lift access and modern finishes throughout. The property offers an open plan lounge and kitchen, a double bedroom, and a newly fitted shower room
Council Tax band: A

Tenure: Leasehold

Service Charge: £2800 per annum

Ground Rent: £150 per annum

- One Bed Apartment
- Newly refurbished Shower Room
- Open plan lounge/kitchen
- Newly Fitted Water Cylinder
- Renovated Throughout
- No Onward Chain
- Ideal For First Time Buyers Or Investors
- Prime Location
- External Storage Cupboard
- Permit Parking available



Flat 7

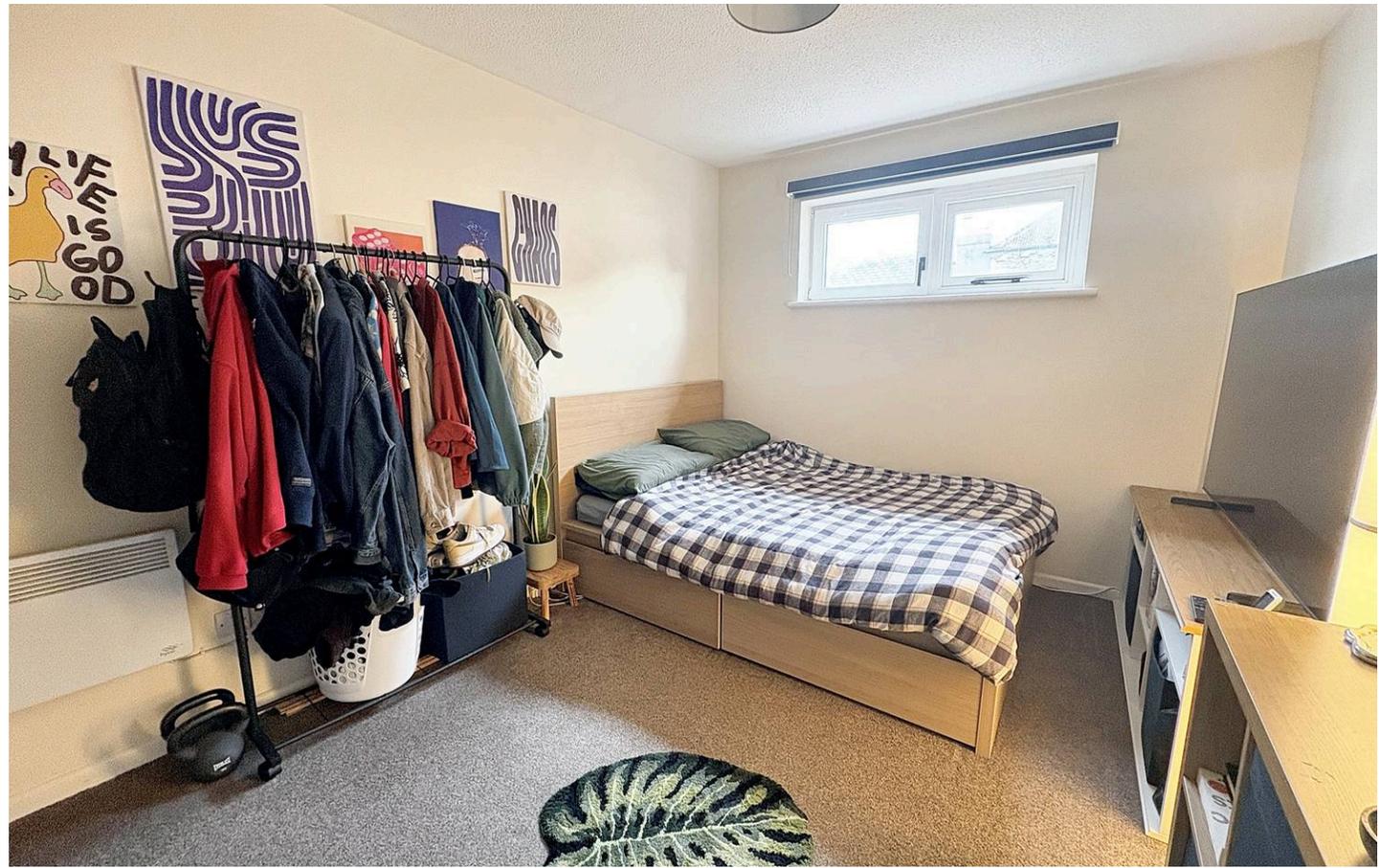
2-3 Stokes Lane, Plymouth

Stokes Lane is a well presented one bedroom apartment ideally located in the heart of Plymouth's historic Barbican. Offering lift access within the building, this property combines convenience with modern comfort, making it an excellent choice for first time buyers or investors.

The apartment features an entrance hall providing access to all rooms. The open plan lounge and kitchen area creates a bright and welcoming living space, perfect for both relaxing and entertaining.

The double bedroom offers a peaceful retreat, complemented by a newly fitted modern shower room finished to a high standard. The property also benefits from newly installed electric radiators and a new water cylinder, ensuring energy efficiency and comfort throughout the year.

Presented in very good condition, this apartment is ready to move into and offers strong potential for both long term and short term letting. Its superb central location and modern features make it a standout opportunity in Plymouth's vibrant Barbican area. Permit parking is available.



Entrance

Enter via main secure front door with lift and stair access and secure mail box units.

Entrance Hall

16' 3" x 3' 0" (4.96m x 0.91m)

Doors providing access to all living accommodation and storage cupboard housing the water cylinder.

Kitchen/Lounge

14' 6" x 9' 11" (4.41m x 3.01m)

Double glazed window to rear elevation, matching wall and base mounted units with laminate roll top worksurface over. Stainless steel sink and drainer unit, brickwork style tiled splash blacks. Integrated oven and hob with extraction. Space and plumbing for a washing machine and dishwasher, space for free standing fridge freezer. Kitchen space flows directly into the lounge area which offers ample of space for lounge furnishings.

Bedroom

11' 1" x 9' 4" (3.37m x 2.84m)

Double glazed window to the rear elevation, Alcove providing space for wardrobes and draws.

Shower Room

6' 1" x 5' 4" (1.86m x 1.62m)

Close coupled wc with integrated sink and draw unit, wall mounted vanity mirror, corner shower cubical with Myra electric shower, attractive wall and ceiling panelling chrome heated towel rail and extraction fan.

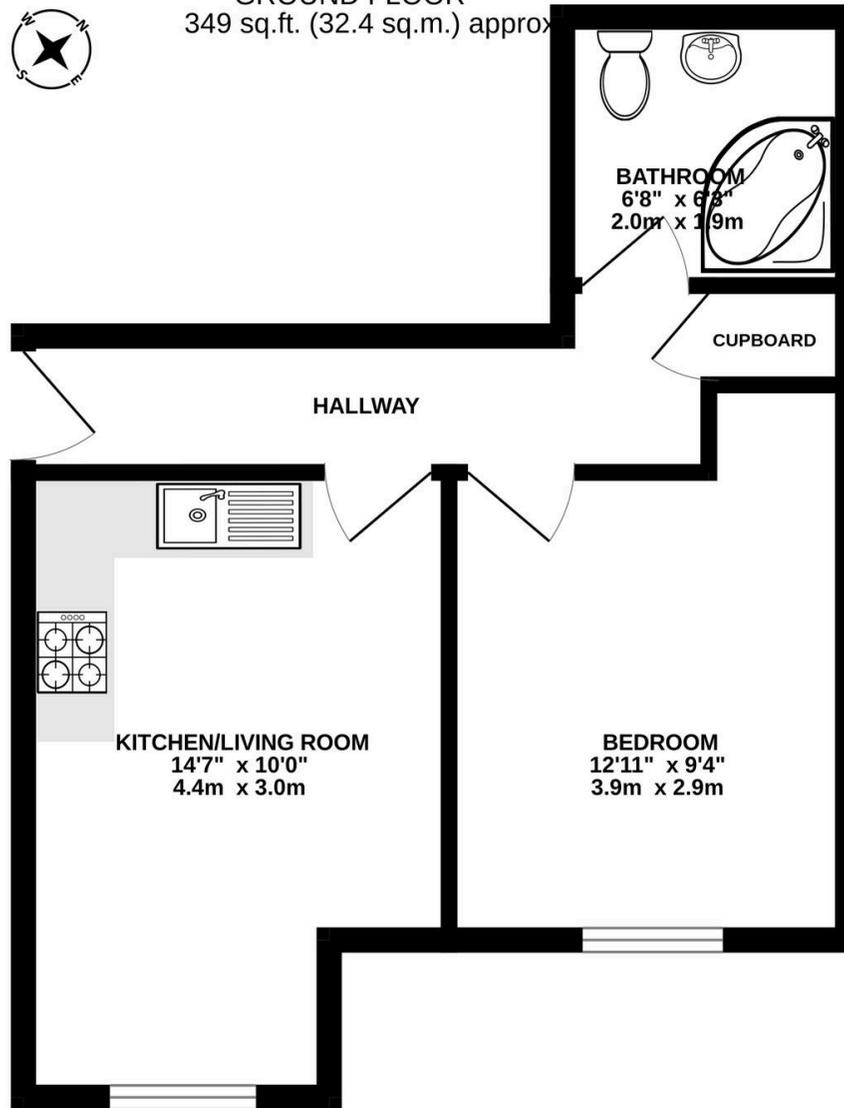
Agents Notes

This Property is Managed by RMG management. Ground Rent £150 p/a Service Charge £2800 p/a





GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx



TOTAL FLOOR AREA : 349 sq.ft. (32.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Atwell Martin

Atwell Martin, 65 Southside Street - PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

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